

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Mariel Platt, Planner *mp*

RE: Design Review – Woodside Fire Station

HEARING November 2, 2009

Applicant: City of Hailey

Location: Parcels O1 & O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.)

Zoning: General Residential (GR)

Notice

Notice for the public hearing on November 2, 2009 was published in the Idaho Mountain Express and mailed to property owners within 300 feet on October 14, 2009.

Application

An application by the City of Hailey for Design Review of a new building, to be known as the Woodside Fire Station, located on Parcels O1 and O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) within the General Residential (GR) district.

Department Comments:

Engineering:

No issues.

Life/Safety:

No issues

Water and Sewer:

The ability to access the manhole, located 12 feet east of Parcel O2's northeast property corner, in Parcel O1, should be maintained by extending the parking area paving.

Building:

No issues.

Streets:

No comments received.

Standards of Evaluation

8.2 Signs.

The color rendering show a fire station sign located on the front of the building. Signs posted by a government entity do not require a sign permit.

9.2 Parking and Loading Standards

9.2.4 Maintenance. The owner of property used for parking and/or loading shall

maintain such area in good condition without holes and free of all dust, trash, other debris and snow.

Meeting this standard is a recommended condition of approval.

9.2.5 Surfacing and Construction. All required parking and loading spaces, together with driveways, aisles, and other circulation areas, shall be constructed in accordance with the City Standards.

Meeting this standard is a recommended condition of approval.

9.2.6 Drainage. All parking, loading, or other non-permeable surface areas shall provide for on-site drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, or into the public right-of-way. Drainage provided shall be in accordance with City Standards.

Meeting this standard is a recommended condition of approval.

9.2.7 Lighting. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property, and shall be of a type and method of construction to shield the light source from direct view from any adjacent property or right-of-way. All parking area lighting shall comply with the standards as set forth in Article VIII B of this Ordinance.

Meeting this standard is a recommended condition of approval.

9.2.9 Screening and Landscaping. All loading space areas and parking areas for any use containing more than 4 surface parking spaces, and located in or adjacent to a residential district, shall be effectively screened on all sides which adjoin or face any other residential property, except where spaces have direct access from a right-of-way. The screening shall consist of an acceptably designed wall, fence or planting screen. Such fence or wall shall be not less than four (4) feet nor more than six (6) feet in height and shall be maintained in good condition. The space between such fence or wall and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs, evergreen ground cover or trees, and maintained in good condition.

The applicant proposes 19 parking spaces on-site. Residential properties are adjacent to the north, south, and east of the subject property. The parking area is screened from the north, east, and south sides of the property.

The townhomes adjacent to the north of the subject property have a 6 foot high wooden fence along the entire property boundary, except for an internal section measuring approximately 20-30 feet, where no fence resides adjacent to the townhomes common area. The proposed building and some landscaping would be located adjacent to the fence opening. The south side has a continuous 6 foot high wooden fence. A six foot high cedar fence is proposed along the eastern property line of Parcel O1.

Some landscaping is shown adjacent to Woodside Blvd. However, only one (1) deciduous tree is used to screen the area from the street and the rest of the plantings in this area are shrubs. This amount and type may not be adequate to screen the parking area, especially during the winter months. It is a recommended condition of approval that additional evergreen bushes or trees,

with mature heights no less than 4 feet, but no more than 15 feet, be planted on north side of the driveway to the parking area and on the south side of the driveway to the parking area. A revised landscape plan showing the type, size, and location of these plantings should be submitted to the Planning Department for approval by the Planning and Zoning Commission on the Consent Agenda. The Commission should approve the revised plan prior to installing the landscaping and before a Certificate of Occupancy is issued. Plantings of this height and type will ensure that this standard is met year round, while also ensuring that solar access is maintained and excessive shading of the parking lot doesn't occur.

- a. **Parking areas designed to accommodate 10 or more cars shall have no less than 10% of their surface area landscaped. The landscaping shall include deciduous trees no smaller than 2" caliper.**

The applicant proposes 19 parking spaces; therefore, meeting this standard is a recommended condition of approval.

9.2.11 Minimum Distance Setbacks. No part of any parking area for more than 10 vehicles shall be closer than 20 feet to any lot occupied by a dwelling unit, school, hospital or other institution for human care and shall be separated from that adjoining lot by an acceptably designed screen as defined above.

The proposed parking area is adjacent to lots with dwelling units to the south, north and east of the subject property. Woodside Blvd. is located to the west. The setbacks which apply are as follows:

East: 48 feet

South: 40 feet

North: 15 feet

It is a recommended condition of approval that the parking area adjacent to the northern property line be 20 feet (five additional feet) from the adjacent northern lot.

9.4 Parking Space Requirements.

9.4.3 Institutional:

f. Police, Ambulance, and Fire Stations: 1 space for each vehicle employed plus 1 space for each employee on shift. No parking space required under this section shall be located in any right - of way or public thoroughfare.

Nineteen (19) parking spaces are proposed. There are four (4) fire department vehicles and four (4) fire engines. The four (4) fire engines will fit within the building. There are five (5) employees and 22 volunteers. There are never more than five (5) employees on shift. Only in emergencies are volunteers "on shift." Based on this standard's criteria, nine (9) spaces are required.

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

- a. **All exterior lighting shall be designed, located and lamped in order to prevent:**
 - 1. **Overlighting;**
 - 2. **Energy waste;**
 - 3. **Glare;**
 - 4. **Light Trespass;**

5. Skyglow.

- b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.**

The fire station is a 24 hour operation; however, it may not be necessary for the building to be continuously lit. It is important to remember that this use is a public service facility in a residential area and increased sensitivity to neighboring property owners as well as setting an example of good lighting should be considered as a priority by the City. The Commission should consider whether certain lights may be more appropriate on a sensor.

- c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.**
- d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**
- e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**

The applicant proposes eight (8) lights on the building and no additional parking area lights. Of the eight (8) lights, there are two (2) different types. Both types are full cut-off and fully downcast.

The recessed luminaires are placed at 10 feet high at the southeast entrance and both of the Woodside entrances. There are four (4) wall mounted luminaires shown 16 feet high, above the fire engine bay doors. The lumen output for the 16 foot high lights are proposed at 2,250. The lumens output for the lights mounted at 10 feet high are 900. The outdoor lighting standards state that lights mounted 10 feet high should remain within 1,000 to 2,000 maximum lumens and lights mounted at 16 feet high should not exceed 2,400 to 6,000 lumens. Both lights comply with these standards.

Due to the residential character of the adjacent and surrounding properties, it is a recommended condition of approval that the 16 foot high lights be mounted under the shed roof above the engine bays. The Commission may want to consider reducing the quantity of lights and/or the amount of lumens to reduce sky glow, light trespass, overlighting and to further mitigate any potential impacts felt by the surrounding residences.

8B.4.2 Type of Luminaires.

All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded, with the following exceptions:

- a. Luminaires that have a maximum output of four hundred (400) lumens per fixture, regardless of number of lamps (equal to one forty [40] watt incandescent light), may be left unshielded provided the luminaire has an opaque top or is under an opaque structure. (see Figure 5)**
- b. Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of lamps (equal to one sixty [60] watt incandescent**

- light) may be partially shielded provided the lamp is not visible, and the luminaire has an opaque top or is under an opaque structure. (See Figure 3)
- c. **Floodlights with external shielding shall be angled provided that no light is directed above a twenty-five (25) degree angle measured from the vertical line from the center of the light extended to the ground, and only if the luminaire does not cause glare or light to shine on adjacent property or public rights-of-way (see Figure 6). Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.**

It appears that all light fixtures are downcast and fully shielded; however, there are standards regarding maximum lumens that pertain to mounting height, regardless of the type of light fixture used. Refer to Section 8B.4.3 for more details.

- d. **Residential holiday lighting from November 1st to February 1st. Flashing holiday lights on residential properties are discouraged. Holiday lights are encouraged to be turned off by 11:00 p.m.**

N/A

- e. **Commercial holiday lighting from November 1st to March 15th. Flashing holiday lights are prohibited. Holiday lights are encouraged to be turned off after the close of business.**

N/A

- f. **Sensor activated luminaires, provided:**
 1. **It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right-of-way;**
 2. **The luminaire is set to only go on when activated and to go off within five minutes after activation has ceased;**
 3. **The luminaire shall not be triggered by activity off the property.**

- g. **Vehicular lights and all temporary emergency lighting needed by the Fire and Police Departments, or other emergency services.**

Only temporary lights and vehicular lights needed by the Fire Department are exempt from complying with Hailey's Outdoor Lighting Ordinance.

4.3.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.

- a. **Minimum Lot size - six thousand (6,000) square feet except as follows:**
The lot size is 43,475 square feet.

- c. **Minimum Lot Width - fifty (50) feet except as follows:**
The lot width is 235 feet.

- d. **Maximum Building Height - thirty five (35) feet.**
The building is 32 feet high.

- e. **Minimum Front Yard Setback - twenty (20) feet.**
The front yard setback is 38 feet.

- f. **Minimum Side and Rear Yard Setback - ten (10) feet.**
North (side yard): 12 feet.
South (side yard): 67 feet.
East (rear): 61 feet.

- h. Total lot coverage of all buildings on any property which includes an accessory detached dwelling unit shall not exceed 40%.**

The building footprint is 9,435 square feet. The lot size is 43,475 square feet. The lot coverage is 22%.

6A Design Review

6A.7.1.1 Sidewalk, Curb, and Gutter.

Sidewalks, curb and gutter shall be required improvements for projects requiring Design Review approval in the B, LB, TI, A and SCI zoning districts. At a minimum, sidewalks and curb and gutter, where required, shall comply with the City Standards. Sidewalks shall be at least six feet (6') wide or as wide as adjacent sidewalks on the same block, whichever is greater. Sidewalks shall be constructed along the entire length of a property adjacent to any public or private street in all zones, as well as in locations that provide safe pedestrian access to and around a building. New sidewalks shall be planned to provide pedestrian connections to any existing sidewalks adjacent to the site. Sites located adjacent to public or private streets that are not currently thru-streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections. Sidewalks and drainage improvements shall also be required in other districts, except as otherwise provided herein. The requirement for sidewalk may be waived if the cost of the proposed project construction is less than twenty thousand dollars (\$20,000). For Single Family Dwelling and Duplex projects in the Townsite Overlay District, the requirement for sidewalk shall be waived for any remodel or addition; sidewalks shall be required for new primary dwellings.

The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be a minimum of 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy. In-lieu contributions for sidewalks shall not be accepted in B, LB, TI and SCI districts.

Sidewalk and drainage improvements according to applicable City Standards are required along the front property line adjacent to Woodside Blvd; this property line is 235 feet.

6A.7.1.2 Water Line Improvements.

In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

Not applicable. This property is located outside of the Townsite Overlay.

6.A.8 Area Development Plan. When the owner of Contiguous Parcels is required to obtain Design Review approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved.

The City owns Parcel O1, which is contiguous to and located east of Parcel O2. All of Parcel O1 is reserved as a public utility and drainage easement and therefore, no future development of this parcel would be permitted. The plans indicate a fence located on the east side of Parcel O1, but only along the portion adjacent to Parcel O2. Parts of Parcel O1 would also be used for snow storage.

6A.7.2.1 DESIGN REVIEW GUIDELINES FOR NON-RESIDENTIAL BUILDINGS

A. Site Planning.

- 1. The building shall be oriented to the street. If the building is located on a corner, the building shall address the corner as well as both streets.**

The building's front entrance is oriented to the Woodside Blvd. The fire engine bays and the entrance to the living quarters are oriented to Woodside Blvd. It is a recommended condition of approval that a pedestrian walkway be installed to provide a connection from the door on the south side of the building to the parking area.

- 2. Where buildings are separated from the public sidewalk along the primary street frontage, the space should contain public and pedestrian amenities. Buildings downtown should be located directly at the back of the sidewalk.**

Landscaping is provided between the building and the sidewalk. A public bench and a potential bus shelter are proposed.

- 3. The site should be designed to support pedestrian circulation and provide pedestrian amenities.**

A pedestrian walkway is provided around the perimeter of the building, which will help pedestrians safely access the building from their vehicles.

- 4. Conflicts between different circulation needs and uses should be minimized.**

The layout of the parking area appears to minimize conflict with various circulation needs. The proposed site plan allows fire engines to enter the parking area and pull in through the back of the site, which allows the engines to exit the bays from Woodside Blvd. in a forward motion.

- 5. Buildings should be sited in a manner that preserves significant vegetation. Existing trees greater than 6" in caliper are considered a resource and the removal of any such trees are subject to administrative review and approval.**

The lot is currently void of any significant vegetation.

- 6. The design of the site should consider sun in exterior space to avoid creating cold unpleasant exterior areas.**

The majority of the windows are located on the west and south facades of the building. The design of the site considers sun in exterior spaces by locating the entrance to the administrative area, the parking area, and the majority of the pedestrian walkways along the

south and west elevations. This will help reduce these areas' tendency to ice and will be safer for both drivers and pedestrians accessing the site.

- 7. Snow storage areas not less than 25% of the improved parking and circulation areas shall be sited in a manner that is accessible and usable. In no case shall a designated snow storage area have any dimension less than 10 feet. Snow storage shall not encumber required parking spaces or encroach into sidewalk or pedestrian pathways.**

The site plan shows 18,439 square feet of parking and circulation area. 5,297 square feet (29% of the hardscaped area) of snow storage has been proposed, with no dimension less than 10 feet.

- 8. Off street parking areas should be screened from public streets.**

The applicant proposes one (1) Burr Oak and seven (7) small shrubs between the parking area and Woodside Blvd. This amount and type may not be adequate to screen the parking area, especially during the winter months. It is a recommended condition of approval that two (2) additional evergreen species be planted on north side of the driveway to the parking area and one (1) evergreen on the south side of the driveway to the parking area.

- 9. On-site parking areas for more than 3 vehicles must be designed to allow vehicles forward entry and exit from the site into a public street.**

This standard has been met.

- 10. Site design must consider the placement and screening of service areas and auxiliary structures.**

The applicant proposes to enclose the transformer, trash receptacle, condensers, and generator, within an equipment enclosure, located at the back of the site and to the north of the building. The materials used will match the materials used on the main structure.

- 11. Where alleys are available, they should be utilized to the greatest extent possible for loading, delivery, trash pickup and utilities.**

No alleys are available.

B. Building Design.

- 1. New development shall recognize the City's historic architectural heritage.**

The proposed building is consistent with surrounding architecture and character of the Woodside neighborhood.

- 2. Any addition onto or renovation of an existing building shall be appropriately designed to create a cohesive whole.**

Not applicable; this application is for new construction of a building.

- 3. All sides of the building should be designed to be interesting by incorporating the use of varying materials, textures and colors.**

The applicant proposes multiple materials and colors, such as split faced CMU, wood siding, and large timber supports that will provide interest and detail in the design of the building.

4. All buildings are encouraged to minimize energy consumption, utilize alternative energy sources, and consider passive solar techniques.

The applicant proposes water conservation techniques and energy efficiency through its internal systems by installing xeriscape landscaping, double glazed windows, energy efficient HVAC and lighting systems, increased insulation along with systems for water use reduction. The design of the building utilizes eave overhangs and south-facing windows, which are desirable in passive solar techniques.

5. Exterior buildings colors should be integrated appropriately into the architecture of the building, and should be harmonious within the project and with surrounding buildings.

A split face CMU is proposed in a reddish brown and grey color, which will be used on the bay portion of the building. The proposed living quarters and administrative portion of the building will have light green siding, off-white trim, and the red window trim and doors. In addition the metal roof is grey and the metal fascia is copper colored. The gable end and supports are wood, treated with two different stains. There are few brick, CMU, or other stone like materials used on residential buildings in the surrounding neighborhood. Most of the homes have regular siding, with shingle composite roofs. By using various materials, the mass of the building is broken-up, but the Commission should consider whether the use of CMU will be harmonious with surrounding buildings.

6. Roof design should reduce the mass and scale of buildings and add visual interest and prevent reflective glare. Flat-roofed buildings over two stories in height should incorporate roof elements, or upper decks, balconies or other design elements.

All elevations should be reviewed and designed to reduce massing. The design of the front elevation incorporates varying roof forms to help reduce the massing of the fire station. Although the south elevation is not as prominent as the front (west) elevation, it is highly visible from the parking lot and is the second most prominent building elevation. The door on the south side of the building should incorporate a smaller roof form or awning, above the entry, to add interest to this elevation. It is a recommended condition of approval that the design of the awning or smaller roof form shall be submitted to the Planning Department prior to or concurrently with the building permit plans for review and approval by the Planning and Zoning Commission on the Consent Agenda. Once submitted to the Planning Department, waiting for Commission's approval on the Consent Agenda will not delay the issuance of a building permit.

7. Vehicle canopies associated with gas stations, convenience stores or a drive-through shall function as structures rather than as sign platforms. Canopies shall follow the colors, material and architectural design used on primary building(s). Vehicle canopies should have a minimum roof pitch of 3/12 and display the underside of the roof structure.

Not applicable.

8. Entries and pedestrian areas should include consideration with respect to snow shedding and drip lines.

Shedding snow and drip lines are most likely to occur along the east and west pedestrian

pathways and along the smaller roof forms outside of the living quarters and front entrance of the building. It is a recommended condition of approval that snow clips be installed adjacent to these areas.

9. Signage areas should be appropriate to the building's scale and design.

A wall sign is proposed above the fire engine bays and a freestanding sign is proposed near the entrance to the parking area, adjacent to Woodside Blvd.

10. Building designs should minimize the apparent scale of buildings.

The design incorporates various roof and building forms to reduce the massing and scale.

11. Buildings shall be designed to ensure that building massing and scale provide sensitive transition to adjoining residential neighborhoods. When abutting the LR, GR or TN zoning districts, the project's landscaping plan must include provisions for vegetative screening between the project and the residential property.

The applicant shows landscaping along the north, south, and east property lines. The townhomes adjacent to the north of the subject property have a 6 foot high wooden fence along the entire property boundary, except for an internal section measuring approximately 20-30 feet, where no fence resides adjacent to the townhomes common area. The south side has a continuous 6 foot high wooden fence. A 6 foot high cedar fence is proposed along the east property line of Parcel O1, where currently vacant single family residential lots are located.

12. Where buildings exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements. Fire department staging areas shall be incorporated into the design elements of the building.

The highest point of the building measures 32 feet high. The other dominant roof form, as seen from Woodside Blvd., measures 23 feet, 5 inches high.

13. Multi-unit structures should emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements.

Not applicable.

C. Fences and Equipment/Utilities.

1. Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.

The townhomes adjacent to the north of the subject property have a 6 foot high wooden fence along the entire property boundary, except for an internal section measuring approximately 20-30 feet, where no fence is located adjacent to the townhomes common area. The south side has a continuous 6 foot high wooden fence. A 6 foot high cedar fence is proposed along the east side of Parcel O1.

2. All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels should be shielded and architecturally

screened from view from on-site parking areas, adjacent public streets and adjacent properties.

No roof projections are proposed; however, this standard has been included as a suggested condition of approval, if in the future this type of equipment is installed.

- 3. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas should be adequately screened from surrounding properties by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**

The generator, condenser, and trash receptacle are placed within an equipment enclosure. There are more condensers located adjacent to the north side of the building and are shown with a screening wall.

- 4. Utilities, cables, phone lines and electrical lines must be considered in site design.**

It is a recommended condition of approval that all utilities from the public right-of-way to the site are located underground.

D. Landscaping.

- 1. At least 50% of the landscaped area shall utilize drought tolerant and/or xeriscape specific plant materials. Drought tolerance and hardiness shall be considered when selecting plant species.**

Approximately 59% of the proposed species are drought tolerant. In calculating this percentage all plants defined on the landscaping plan as dry, low, and dry-low, were included as drought tolerant.

- 2. The urban environment should be considered in planning landscaped areas. A combination of trees, shrubs vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape. For landscape plans having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper. A maximum of 20% of any single species may be used in any landscape plan having more than 10 trees (excluding street trees).**

The landscape plan incorporates a combination of plant materials. The plan proposes 30 trees. The following are the tree percentages described in the above standard.

Species Type	Quantity	Percentage	Caliper
Burr Oak	1	3%	2.5
Columnar Swedish Aspen	2	7%	2.5
Columnar Scotch Pine	3	10%	
Ginnala maple	2	7%	2.5
Hoop's Blue Spruce	2	7%	
Lodge Pole Pine	6	20%	
Sensation Maple	6	20%	3
Spring Snow Crab	3	10%	4
Serbian Spruce	3	10%	
Vanderwolf's Pyramid	2	7%	

Limber Pine			
-------------	--	--	--

16.6% of the trees have a caliper of 2.5 inches. However, the standard states a minimum of 20% shall be at least 2.5 inches in caliper. If you include the 3 inch and 4 inch caliper trees, this standard is met.

20% of the trees have a caliper of 3 inches.

10% of the trees have a caliper of 4 inches.

3. Pedestrian areas should have special plantings.

The majority of the planting areas border pedestrian pathways.

4. All landscaped areas shall be watered by an automatic irrigation system and regularly maintained in healthy and thriving condition free of weeds, trash, and debris.

The applicant proposes primarily drought tolerant plant species and has not included any lawn areas. The areas surrounding the vegetated areas will be covered with decorative rock and rock mulch. This significantly reduces the amount of water consumed compared to a more traditional landscape plan. An automatic irrigation system which sprays water may not be appropriate for this type of landscaping, considering the vegetated areas are more isolated and no lawn is proposed. It is a recommended condition of approval that a drip irrigation system be installed and maintained for each vegetated area; even drought tolerant species need water for establishment.

5. Retaining walls must be designed to minimize their impact on the site.

No retaining walls are proposed.

Summary and Suggested Conditions

The Planning and Zoning Commission shall hold a public hearing and approve, conditionally approve, or deny the design review application. The following conditions are suggested to be placed on any approval of this application:

- a) All Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties.
- d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 1. Sidewalk and drainage improvements, designed according to applicable City

Standards, are required along the front property line adjacent to Woodside Blvd; this property line is 235 feet.

- e) The parking area shall comply with the following requirements:
 - 1. The parking and/or loading area shall be maintain in good condition without holes and free of all dust, trash, other debris and snow.
 - 2. All required parking and loading spaces, together with driveways, aisles, and other circulation areas, shall be constructed in accordance with the City Standards.
 - 3. All parking, loading, or other non-permeable surface areas shall provide for on-site drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, or into the public right-of-way. Drainage provided shall be in accordance with City Standards.
 - 4. The parking area adjacent to the northern property line shall be 20 feet (five additional feet) from the adjacent, northern lot.

- f) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.

- g) The Landscape Plan shall be revised with the following changes and shall be submitted to the Planning Department for approval by the Planning and Zoning Commission on the Consent Agenda prior to installation of the landscaping and the issuance of a Certificate of Occupancy:
 - 1. Two (2) additional evergreen species shall be planted on north side of the driveway to the parking area and one (1) evergreen on the south side of the driveway to the parking area. Additional evergreen bushes or trees, with mature heights no less than 4 feet and no more than 15 feet, shall be planted on north side of the driveway to the parking area and on the south side of the driveway to the parking area.
 - 2. The parking areas shall have no less than 10% of its surface area landscaped. The landscaping shall include deciduous trees no smaller than 2" caliper.

- h) A drip irrigation system shall be installed and maintained for each vegetated area.

- i) A pedestrian walkway shall be installed to provide a connection from the door on the south side of the building to the parking area.

- j) The door on the south side of the building shall incorporate a smaller roof form or awning, above the entry. The design of the awning or smaller roof form shall be submitted to the Planning Department prior to or concurrently with the building permit plans for review and approval by the Planning and Zoning Commission on the Consent Agenda.

- k) All exterior lighting shall comply with the Outdoor Lighting Ordinance and the 16 foot high lights shall be mounted under the shed roof above the engine bays.

- l) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- m) Utilities shall be installed underground.
- n) Snow clips shall be installed adjacent to the east and west pedestrian pathways, in front of the entrance to the living quarters, and adjacent to the front entrance.
- o) This Design Review approval is for plans dated October 14, 2009. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

Motion Language

Approval:

Motion to approve the design review application by the City of Hailey for a new building, to be known as the Woodside Fire Station, located on Parcels O1 and O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) within the General Residential (GR) district, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards; with conditions () through ().

Denial:

Motion to deny the design review application by the City of Hailey for a new building, to be known as the Woodside Fire Station, located on Parcels O1 and O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) within the General Residential (GR) district, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the design review application by the City of Hailey for a new building, to be known as the Woodside Fire Station, located on Parcels O1 and O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) within the General Residential (GR) district to _____ [the Commission should specify a date].